

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/42 Browns Road Clayton VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/11 Robinson Street Clayton VIC 3168	\$800,000	29-Jun-21
1/13 Dennis Street Clayton VIC 3168	\$850,000	03-Jul-21
1/79 Kionga Street Clayton VIC 3168	\$761,000	26-Jun-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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2/11 Robinson Street Clayton VIC 3168

Sold Price

\$800,000

Sold Date

29-Jun-21

3

1

2

Distance

1.49km

1/13 Dennis Street Clayton VIC 3168

Sold Price

\$850,000

Sold Date

03-Jul-21

5

2

1

Distance

1.02km

1/79 Kionga Street Clayton VIC 3168

Sold Price

\$761,000

Sold Date

26-Jun-21

3

1

1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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